Kim DelNigro

From:

Kristin Alexander

Sent:

Friday, December 01, 2006 12:32 PM

To:

Planning Board

Subject:

Info re: 820 Main Street - Verizon tower

Attachments: 836 Main Street Assessors Card.pdf

Hi Planning Board members:

I was told that at the 820 Main Street – Verizon Wireless Communication Facility hearing Tuesday night, Mr. Mark Conoby (owner of the adjacent property – 836 Main Street) said the building at the front of his property at 836 Main Street is a residence. I was also told that the applicant's lawyer said he did quite a bit of research and found no evidence that 836 Main Street is a residence.

I spoke with the Assessor's Office yesterday. This year the Assessor's Office conducted a complete re-valuation of all properties in Town. According to their records, one of their field assessors went inside the building at 836 Main Street and a different field assessor evaluated the building from the outside. The result of both inspections was a reclassification to an office building (see the attached field card).

I hope you find this information helpful. If you have any questions, please ask. Kim – please put this e-mail under the 820 Main Street folder in the 1/9/07 PB packet. Thanks.

Kristin

Vision ID:891 Property Location: 836 MAIN ST MUSHROOM INVESTMENTS LLC SEIKEL PETER O MITRANO PATRICIA CURRENT OWNER
MUSHROOM INVESTMENTS LLC
C/O CONCORP INC ACTON, MA 01720 Additional Owners: PO BOX 2766 GRAY IA, OLD KB 1MB SALE INCLUDES 61-1 DBA: CONCORP - #0 Year Permit ID Use Use Code Description
3400 OFFICE BLD MDL-94 ABHD/ SUB 0001/A Туре RECORD OF OWNERSHIP Issue Date Description EXEMPTIONS Туре NBHD NAME Zone Total Card Land Units: Sew Zone GIS ID: Ward Prec Photo)cc Perm D Frontage Depth)ther ID: Description Above Street TOPO. Account # ASSESSING NEIGHBORHOOD BUILDING PERMIT RECORD 000C5 2 Public Water STREET INDEX NAME Amount 01173/0181 01016/0087 1016/ 87 K-FOLPAGE6 Septic 00061 00000 SUPPLEMENTAL DATA 31,603 31,603 Units NOTES Code FRONTAGE 226.52 SF Parcel Total Land Area: 31,603 SF SF SALE DATE q'u MAP ID: C5/61/// Description 08/11/1987 08/16/1986 STRT_ROAD LOCATION
Paved 2 Suburban 07/02/1997 BStat P.Plan# Lot# Unit Price list Dist Insp. Date ASSOC PID# 6.8 LAND LINE VALUATION SECTION **⊘**⊂ TRACING OTHER ASSESSMENTS LC 6327E 10 . Factor % Comp. 1.00 Bldg #: SALE PRICE S.A. Number Date Comp. 1.0000 Acre Disc 1 of 1 C. Factor <u>ج</u> ខត mount 2006 COMMERC. Sec#: Comments COMMERC. Description **Bldg Name:** BATCH 1010 1010 ST. Idx Comm. Int. 1 of 0.00 Special Land Value Appraised XF (B) Value (Bldg) Appraised Land Value (Bldg) Appraised OB (L) Value (Bldg) Appraised Bldg. Value (Card) Net Total Appraised Parcel Value Valuation Method: Total Appraised Parcel Value Adjustment: This signature acknowledges a visit by a Data Collector or Assessor 3400 3400 3400 RENT ASSESSMENT PREVIOUS ASSESSMENTS (HIS) 10/25/2006 5/31/2006 9/29/2000 3/18/1997 1/13/1987 Card Notes- Adj Total 2005 2005 Appraised Value 1010 1010 APPRAISED VALUE SUMMARY Total: ಲ್ಲಿ VISIT/CHANGE Assessed Value Special Pricing Assessed Value DA SS ARK Print Date: 11/30/2006 17:03 State Use: 3400 7004 7004 HISTORY Total Land Value: 82287 1010 1010 Adj. Unit Price 7 Comm Field Review
O Measur+Listed
I Measur+1Visit
Measur+2Visit - Info Card
Measur+Listed Total. ACTON, MA Assessed Value 201 Land Value

Vision ID: 891 Property Location: 836 MAIN ST Bldg Use AC Type Model Rooms/Prtns Wall Height Exterior Wall Stories Grade Style Code PAV1 Interior Wall 1 Exterior Wall 2 FOP FUS UBM Heating Fuel Interior Wall 2 Roof Structure Occupancy Heat/AC Total Rooms Heating Type interior Floor 2 nterior Floor 1 Cover Cover % Comn Wall Ceiling/Wall Baths/Plumbing Total Baths **Fotal Bedrms** rame Type Element ment | Cd. | Ch. | Description Description PAVING-ASPI OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B) Porch, Open, Finished Upper Story, Finished Basement, Unfinished First Floor Description 2 2 2 12 03 07 14 52222 3400 Sub Sub Descript Average +10 Office Bldg None NONE OFFICE BLD MDL-94 Asph/F Gls/Cmp Commercial AVERAGE AVERAGE WOOD FRAME Plastered Gambrel Wood Shingle CEIL & WALLS Forced Air-Duc **Tardwood** BUILDING SUB-AREA SUMMARY SECTION L/B Units 3,000 Account # 1,416 GONSTRUCTION DETAIL (CONTINUED) Adj. Base Rate: Section. RCN: Net Other Adj: Overall % Cond Apprais Val Dep % Ovr Dep Code EYB AYB Remodel Rating Replace Cost Misc Imp Ovr Misc Imp Ovr Comment Functional Obslnc Dep % 3400 Year Remodeled Cost Trend Factor External Obsine Cost to Cure Ovr Comment Cost to Cure Ovr Dep Ovr Comment Condition Complete Element OFFICE BLD MDL-94 2006 Area 1,416 364 792 792 COST/MARKET VALUATION Gde Dp Rt Cnd Ċ 1,416 91 792 198 Ch. Description MAP ID: C5/ 61/// 100 %Cnd 100 Bldg #: 1 of 1 FUS BAS UBM FOP 9 Sec#: DIUE MAINE 1 of 29 36 8 Card No Photo On Record BAS 22 ಜ್ಞ FOP 12 BAS Print Date: 11/30/2006 17:03 DESCRIPTION OF STANKE 20

Kim DelNigro

From: Kristin Alexander

Sent: Friday, January 05, 2007 5:14 PM

To: Planning Department

Subject: FW: 820 Main St. - Verizon tower application - research

----Original Message----From: Kristin Alexander

Sent: Monday, December 04, 2006 1:30 PM

To: Roland Bartl **Cc:** Kim DelNigro

Subject: 820 Main St. - Verizon tower application - research

Roland,

You had asked me to review the Decisions related to <u>982 Main Street</u> to see if there is anything in the Decisions discussing that the property owner or tower owner has to allow upgrades to the facility by the carriers (since according to Verizon, the reason they are proposing the 820 Main St. tower is because the owner of 982 Main St. won't let them upgrade their existing facility).

I reviewed the 3 Decisions related to the <u>982 Main Street cell tower</u>. None of the Decisions discuss upgrades to the facility. The only Condition that "somewhat" relates is in the most recent Decision, Decision 99-11, which supersedes all previous variances and special permits for the facility. Condition 3.2.2 of Decision 99-11 states:

"The owner of this wireless communications facility tower, as extended, shall allow at least six or, if technically feasible, more wireless service carriers to co-locate on it. Prior to the issuance of a building permit for the tower extension the tower owner shall submit a written commitment to that effect."

Also - please see one of the "FYI"s in my other e-mail today, 12/4/06, to Dave Maxson related to a discussion I had with the owner of 982 Main Street.

If you have any questions, please ask. Thanks.

Kristin